

Redevelopment Agency Affordable Housing Program NOFA Update

A Collaboration of the City of San Diego Redevelopment Agency, Southeastern Economic Development Corp., Centre City Development Corp. and the San Diego Housing Commission

STATUS		Project Proposed	Area	Developer	Total/Afford. Units	Subsidy Requested	Subsidy per unit	Probable Funding Source
APPROVED FY04	1	Lillian Place 45 very low, 14 low and 15 moderate-income family rental units; learning center; rehab. historic structure w/exhibit; tot lot; garden area; and paseo. Total project cost: \$18.2 million.	Downtown	Wakeland Housing and Development Corporation	74/74	\$7.29 million	\$98,514	\$5.45 million Horton Plaza bonds \$1.84 million Centre City funding
APPROVED FY04	2	Talmadge Senior Village 90 very low-income senior units; 1 manager unit; senior center; retail; 91 underground parking spaces. Total project cost: \$15.7 million.	City Heights	Southern California Housing Development Corp.	91/90	\$5.29 million	\$58,778	\$1.7 mil. City Heights bonds, \$1.5 mil. Horton Plaza bonds, \$2.09 mil. Centre City low/mod TI, bonds
APPROVED FY04	3	Harbor View Project 379 beds/97 extremely low-income units - transitional. Total project cost: \$22.2 million.	Bankers Hill	San Diego Rescue Mission	97/97	\$2 million	\$20,619	Horton Plaza bonds
APPROVED FY05	4	94 & Euclid Residential Area 120 low-income family rental units, 50 market-rate single-family for-sale units.	Southeastern San Diego	Barone Galasso and Assoc., Inc & Carter Reese & Assoc.	170/120	\$4 million (for land purchase)	\$33,333	Centre City funding
APPROVED FY05	5	Island-Market Centre 33 moderate-income/131 market rate for-sale units, 9 low-income/48 market rate rental units.	Downtown	Oak Shelter Systems, LLC	212/42	Agency = \$5.9 million of which NOFA = \$3.6 million	Agency subsidy/unit = \$140,476	Centre City funding

APPROVED SUBTOTAL 423 aff. units \$22.18 million

UNDER REVIEW	1	Logan Avenue Demonstration Project 152 very low-income family rental units, 3 manager units.	Barrio Logan	Urban Innovations	155/152	\$7.03 million	\$46,250	Centre City funding
UNDER REVIEW	2	2525 Second Avenue 67 moderate-income/58 market-rate for-sale condos.	Uptown	J. Peter Block Companies	125/67	\$7.5 million	\$111,940	Centre City funding
UNDER REVIEW	3	Gateway Family Apartments I 31 very low and 11 low-income family rental units (2 & 3 br).	Barrio Logan	Simpson Housing Solutions, LLC	42/42	\$3.36 million	\$81,951	Centre City funding
UNDER REVIEW	4	Auburn Park (52nd & University Ave.) 57 very low and 14 low-income family rental units, 2 manager units	City Heights	Affirmed Housing	73/71	\$6.1 million	\$85,915	Centre City/City Heights funding
UNDER REVIEW	5	Gateway Family Apartments II 119 very low income family rental units (2 & 3 br).	Barrio Logan	Simpson Housing Solutions, LLC	119/119	\$7.9 million	\$66,387	Centre City funding
UNDER REVIEW	6	Gateway Family Apartments III 87 very low income family rental units (2 & 3 br).	Barrio Logan	Simpson Housing Solutions, LLC	87/87	\$5.6 million	\$64,368	Centre City funding
UNDER REVIEW	7	City Heights Square 150 very low income senior rental units	City Heights	Chelsea Service Corp./Senior Comm. Centers	151/150	\$13.5 million	\$89,404	Centre City/City Heights funding
UNDER REVIEW	8	Lafayette Hotel and Residences 215 market-rate for-sale, 33 moderate and 21 very low income for-sale units	North Park	Hampstead Partners, Inc.	269/54	\$4.75 million	\$87,963	Centre City/Division funding
UNDER REVIEW	9	The Boulevard at North Park 144 market-rate and 36 moderate-income small family for-sale units	North Park	AmProp North Park, LLC	180/27	\$6.99 million	\$258,889	Centre City/Division funding

GRAND TOTAL IN 'NOFA' 1,192 aff. units \$84.91 million

POTENTIAL	1	Boulevard Apartments 24 low-mod. income supportive housing units	North Park	St. Vincent de Paul	24/24	undetermined		undetermined
POTENTIAL	2	The Paseo 461 units of student housing, incl. 116 affordable units	College Community	San Diego State Foundation	461/116	undetermined		undetermined
POTENTIAL	3	54th and El Cajon Blvd. 236 small family rental and for-sale units, incl. affordable component	Crossroads	Affirmed Housing	236/unknown	undetermined		undetermined
POTENTIAL	4	YWCA Expansion 80 transitional very very low income units	Downtown	YWCA	80/80	undetermined		undetermined
POTENTIAL	5	Hancock Street Condos. 56 for-sale small family units, incl. 8 moderate income units	North Bay	California Traditions	56/8	undetermined		undetermined
POTENTIAL	6	Voltaire Street Apartments 54 small family rental units, incl. 9 affordable units	North Bay	Voltaire Partners & Ocean Beach CDC	54/9	undetermined		undetermined
POTENTIAL	7	15th and G Streets 210 small family rental units, all restricted	Downtown	Barone Galasso and Assoc., Inc	210/210	undetermined		undetermined

APPROVED: Project funded by Redevelopment Agency.

PENDING AGENCY: Project completed 'NOFA' process; awaiting Agency consideration.

UNDER REVIEW: Project's completed 'NOFA' application received; being reviewed by staff.

POTENTIAL: Project may submit 'NOFA' application within three months.